

Here for You

Overview of actions taken (late-May to December 15, 2016)

Date	Event
5/18/2016	Council resolution that municipal utility fees not be charged for May and June 2016
5/31/2016	Bylaw No. 16/010 relief from penalties for unpaid 2016 property taxes
6/30/2016	Sifting complete
6/14/2016	Bylaw No. 16/009 Controlled Access Bylaw
6/14/2016	Bylaw No. 16/014 LUB Amendment for temporary urban project accommodation
6/14/2016	Bylaw No. 16/012 LUB Amendment allows for recreational vehicles on residential lots
6/28/2016	Council directs Administration to explore the possibility of service access roads
July	Demolition Permits can be applied for
July	REOC decision to rebuild electrical distribution to minimize time to allow residents to return
8/2/2016	DCAO provides flood mitigation update to Council
8/3/2016	First public meeting of the WBRC
8/24/2016	WBRC recommends taxation relief for residents to Council
8/30/2016	Council resolution regarding taxation relief for residents
9/6/2016	1st Reading of Wildfire Recovery Overlay
9/8/2016	Waterways Here For You stakeholder engagement: current situation, rebuild, internal or external land swap
9/8/2016	Waterways survey opened
9/13/2016	Council directs Administration to review the municipal fee structure
9/21/2016	RMWB receives letter from GOA on DRP/flood protection eligibility
9/27/2016	Council resolution to waive the cost of surveys and more for destroyed properties
9/27/2016	Final reading of Bylaw No. 16/020 Wildfire Recovery Overlay
9/27/2016	Council waives fees and directs Administration to action items that enable additional resident savings
9/30/2016	RMWB receives letter from GOA clarifying DRP/flood protection eligibility
9/30/2016	Waterways Survey closes
10/3/2016	Municipality releases results of Waterways Survey
10/4/2016	Bylaw No. 16/021 Flood Zone Development Restrictions (flood proofing), repealing Bylaw No. 13/032
10/4/2016	Bylaw No. 16/021 Extension of Overlay Bylaw to include Waterways Flood Hazard Area
10/13/2016	Waterways Here For You Stakeholder Engagement
10/24/2016	Re-entry of standing (green) homes in Waterways
11/10/2016	Demolition complete
11/15/2016	Geotechnical survey work begins
11/22/2016	All CMOH recommendations lifted
12/6/2016	RMWB receives communication from GOA for grandfathering of DRP at 1:100 level (250m)
12/7/2016	WBRC recommendation to Council to commit to long-term flood mitigation strategy
12/13/2016	RMWB receives letter from GOA re: 1:100 level (250m) elevations for flood mitigation in Waterways
12/13/2016	Council passes the Flood Mitigation Plan
12/15/2016	Waterways Here For You Stakeholder Engagement



Here for You

Rebuild

Buyouts

- Wood Buffalo Recovery Committee included in their recommendation to Council that “there will be no Regional Municipality of Wood Buffalo buyout of any or all properties within the flood hazard areas as a flood mitigation strategy.”
- Mayor and Council’s approval of a long-term flood mitigation strategy on December 13, 2016 implies support for all three of the recommendations contained in the December 7, 2016 motion of the WBRC to Mayor and Council.
- The WBRC/RTF will not be entertaining buyouts from residents within the flood hazard area as part of our ongoing engagement, planning, and rebuild efforts for recovery.

Waterways Flood Hazard Area Waivers

- The first step for any resident looking to rebuild their home should be to contact Planning and Development, regardless of where they’re rebuilding in the community. Our staff are able to provide assistance to all residents wishing to rebuild and explain the process to them.
- Residents in the Waterways Flood Hazard Area will be required to sign certain legal documents as a condition of development approval to rebuild: a Waiver, a Development Agreement and a Restrictive Covenant.
- Waivers are a part of the application process. Waterways residents should not consider the waivers as a reason not to contact P&D or to not apply for a development permit.
- The Development Agreement and the Restrictive Covenant will be registered on the affected land titles by the RMWB.
- Following the WBRC’s recommendation and Council’s resolution on December 13, 2016, Administration intends to allow the encumbrances (development agreement and restrictive covenant) for all affected land titles to be discharged once the flood mitigation strategy is fully implemented.

Insurance

- Insurers consider many factors when determining the insurability of the risk, such as location, type of property/construction materials, condition and age of property, history/prior losses, and proportional exposure to risk, rebuild costs, etc. If a structure is built in a flood hazard area, an insurer would probably not offer flood insurance, regardless of whether or not something is registered against the title about this fact. When completing an insurance application, rarely would a title search be performed, therefore the insurer may not even be aware of the caveat until a claim.
- Flood hazard areas in Alberta are generally known to insurers. They are mapped and published by the Government of Alberta. If a person was or was not able to obtain insurance for a specific risk (flood) pre-fire, the circumstances would probably be similar post fire, even if a waiver/caveat was on title.
- If you have questions about insurance and your property, please contact your insurer or the Insurance Bureau of Canada at 1-844-227-5422.



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Clearwater River Valley Slope Stability (geo-technical) Study

- Following a Council motion, the Municipality has undertaken a general slope stability study for hills in and around Fort McMurray to determine their level of safety, predict potential failures and assess the need for remedial treatment.
- Findings from this report will help to determine building set back distance as per section 62.1 of the Land Use Bylaw.
- The work is in progress, and a report is anticipated in January 2017. Findings from this report will help to determine building set back distance.
 - *Section 62.1 of Land Use Bylaw: A minimum building setback of 30.0 m is required from the top or bottom of an escarpment slope or any other steep slope where the grade exceeds 30% unless the Development Authority is satisfied by a submission of a geotechnical engineering study prepared (signed and stamped) by a professional engineer that a lesser setback is warranted.*
- You **may** still need to complete a geotechnical survey as part of your rebuild. The RMWB slope study of the Clearwater River Valley will provide an overall assessment for the slope area, but it will not survey other factors on your lot. Planning and Development staff (8:30 a.m. to 4:30 p.m. Monday to Friday at 309 Powder Drive) are available to explain requirements that are specific to your property.

Flood Mitigation

- Many of the residents who attended the September 8, 2016, Here for You asked that flood-proofing not be included as a requirement and they should just be allowed to rebuild
- The flood-proofing bylaw was repealed by Council October 4, 2016, after letters were received from the Government of Alberta regarding DRP eligibility.
- Following a recommendation from the Wood Buffalo Recovery Committee, Council committed to pursuing flood mitigation at the December 13, 2016, Council meeting.
- Engineering will continue to lead this project and has committed to engaging residents as it evolves.
- The Government of Alberta has confirmed that there is no current legislation preventing the redevelopment of Waterways. The following details regarding flood mitigation plans for Waterways have also been confirmed by the Province:
 - A demountable flood wall is a potentially viable mitigation option, provided that it is built to a minimum of the 1:100 design flood level and can be shown to be viable in an ice-jam scenario.
 - The province does not require building-level flood proofing measures in addition to 1:100 level structural mitigation.
 - The RMWB remains potentially eligible for grant funding under the Alberta Community Resilience Program (ACRP) for their mitigation program.
 - The RMWB remains potentially eligible for Disaster Recovery Program (DRP) funding should a flood occur prior to the completion of any community mitigation system.
 - Alberta Environment and Parks will continue to work with the RMWB to explore the engineering viability of the demountable floodwall.
 - DRP eligibility will be grandfathered at the 1:100 (250m) elevation.



Here for You

Area Redevelopment Plan (ARP) and Land Use Bylaw

- Waterways was included as part of the City Centre Area Redevelopment Plan and is part of the Neighbourhood Stabilization Zone, which means that only minor intensification will be encouraged.
- This ARP includes policies that allows for a mix of housing types that meet a variety of needs (Policy 5.5.8.1) and enhances the small-town character of main commercial/mixed use corridors along Bulyea and Railway Avenue (Policy 5.5.8.3). What hasn't been done is the update to the land use bylaw to put the above polices into practice. This will be included as part of the overall land use bylaw re-write which is currently underway by Planning and Development
- City Centre ARP is available online and Waterways is referenced in Section 5.5.8
- Re-zoning of Railway and Bulyea was promised in 2014 as part of the City Centre Land Use Bylaw
- The stabilization zones, however were not part of that update to the Land Use Bylaw
- Rather than continuing a piecemeal approach to land use planning and given that the current bylaw is from 1999, Planning and Development are working on an entire re-write to the land use bylaw that will incorporate the City Centre Area Redevelopment Policies. A considerable amount of public engagement was delivered pre-fire as part of this proposed update and it will be incorporated into any proposal that is ultimately presented to Council.
- Residents who wish to have their property re-zoned may apply for a land use bylaw amendment to change the zoning of their property in accordance with the Area Redevelopment Plan prior to the land use bylaw re-write being completed.

Revitalization

Engineering Service Standards

The Engineering Service Standards defines the minimum expectation for public infrastructure. It is the responsibility of developers, consulting engineers and contractors to apply sound engineering principles and industry best practices to provide an end product that is practical, economical, efficient, safe and sustainable to operate and maintain by the Municipality.

These Standards and Procedures apply to the preparation and submission of Design Briefs, Conceptual Development Plans, Area Structure Plans, Outline Plans, Preliminary and Detailed Engineering Drawings and the Construction of the following municipal services in both rural and urban residential, commercial and industrial developments within the Municipality:

- The roadways, sidewalks, curb and gutter, and lanes
- The sanitary and storm sewerage collection systems and related appurtenances, lot grading, and lot service connections
- The water distribution systems for drinking water and fire protection, and lot services.
- Shallow (franchised) utilities (i.e. gas, power, lighting, telephone and cable)
- Design and construction of facilities including reservoirs, pumphouses, and sewage lift stations and storm water management facilities
- Landscaping requirements including hard and soft elements and walkway systems



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These Standards apply to new infrastructure and rehabilitation of existing infrastructure, however they also serve as a guide for the exploration of implementing viable and economic alternatives that meet the intent of the Standards.

Underground versus Overhead Power

- Under a Franchise Agreement with the Municipality, electrical power is provided by ATCO Electric. After the wildfire, it remains the responsibility of ATCO Power to install its infrastructure, including design and construction of the infrastructure.
- Historically, the Municipality has guided developers – at their own expense – to bury utilities underground for new developments and to build infrastructure for overhead power lines for re-development projects. Exemptions can be approved by the Municipality in areas where the installation of buried power may not be practical due to land acquisition delays, and additional construction time.
- Changing from overhead to underground would have resulted in significant delays to supplying Waterways with power and subsequently delaying the ability to rebuild.
- Significant time would be required to switch to underground as it:
 - Impacts all other utilities (both shallow and deep)
 - Requires significant public engagement (location of above-ground transformers, etc.)
 - Agreements with property owners, including issues around right-of-ways
- ATCO Electric employees will be visible in your neighbourhood in the coming weeks to install its infrastructure.

Right-of-Ways

- Your property includes utility right-of-ways, which could be used to install underground utilities. You are able to do some limited landscaping on these spaces after installation, but you would be responsible for repairs to that landscaping in the event that they are disturbed following repairs to the utilities

Shallow Utilities Updates

- ATCO Gas and ATCO Electric are actively restoring services to Waterways
- Shaw and Telus have restoration plans in place that will be implemented following the completion of power restoration to Waterways

Fee Reimbursement

While the Municipality does not have control over the additional regulatory or testing fees, the Municipality does control the development, building and other related permit fees. Some fees are based on a flat rate such as the development permit fee of \$75 however, building and building discipline fees are based on square footage, fixtures, etc. That being said, it could be estimated that permits range between \$75 to over \$7,500 with an expected average of \$3,500 per single family house. In addition to fee reimbursement, residents who lost their homes will be receiving \$540 for the cost of concrete disposal to the landfill.

- At the September 27, 2016, Council meeting, Council approved waiving all fees related to development and building permits for wildfire-related repairs or rebuilding.



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- Administration's Finance department is working on a process to return fees to those residents who have already paid permitting fees. Once it has been finalized, the process will be communicated to residents so that they can take part in the reimbursement program.
- Residents who apply at the Planning and Development Office will not have to pay for fees.
- Residents who apply online will have to pay initially but will be reimbursed for the full amount.
- Reimbursement is expected to take approximately 60-90 days.

Firebreak excess fees (for residents who are part of the Firebreak Program) will be issued to residents in early 2017. Based on the average costs of demolition, home owners who experienced firebreak damages to their home and garage will be compensated \$15,000; home only \$12,000; garage only \$3,000; fence \$750; and deck \$500. These upfront costs will not deduct from any future program that is developed. Based on the calculation for all of the firebreak damages, the total upfront cost is \$292,500. It should be noted that many of the garages that were used as firebreak were actually pushed into one location and that demolition work is being done by the Municipality given its location; as such, homeowners who did not have to complete demolition will not receive any additional benefit, thus reducing the overall cost.

Engagement

- We are committed to engaging residents and stakeholders.
- Public engagement is not a one-size-fits-all practice, and we understand that not all techniques work for every resident. By presenting multiple ways to communicate and engage with residents, we aim to connect with as many residents as possible. We recognize the challenge in reaching every resident, however we believe in continuous improvement and are always seeking ways to engage with more of you in meaningful ways.
- Public Engagement uses a spectrum that ranges from *inform*: sharing balanced and objective information to *empower*: placing decision-making in the hands of the public. An example of engagement empowerment would be a referendum, or vote, which would be used for decision-making that impacts all ratepayers in the region.
- The level of engagement changes based on projects, policies and priorities. The level of engagement can vary based on individual residents, stakeholders and it can vary at different phases of a specific project. The techniques used can range from dialogue circles, focus groups, feedback forms, one-on-one interviews, surveys – just to list a few – with no single technique being the best but rather all viewed as an engagement toolbox. The most effective engagement tool for a specific matter at a given point in time varies.

Some ways we have engaged with you to-date are as follows:

- In Person
 - Council and Wood Buffalo Recovery Committee meetings
 - Over 30 Here for You sessions
 - Tradeshows
 - Stakeholder meetings
 - Community events
 - At municipal offices

Here for You

- Online
 - Municipal Social Media Accounts
 - Municipal Website
 - recovery@rmwb.ca
- By Phone
 - PULSE
 - Telephone town halls
 - Direct conversations

Wood Buffalo Recovery Committee Members

Jeanette Bancarz – Chair

Maggie Farrington – Vice Chair, People Pillar Sub-Committee Chair

Marty Giles – Mitigation and Economy Pillar Sub-Committee Chair

Kevin Fleury – Mitigation and Rebuild Sub-Committee Member

Kim Jenkins – Rebuild Sub-Committee Chair, Mitigation Pillar Sub-Committee Member

Keith McGrath – Councillor, Rebuild Sub-Committee Member

Allan Vinni – Councillor, Environment Sub-Committee Chair

Sheldon Germain – Councillor, current Deputy Mayor

Nathalie Aubrey – New member